

Memorandum



Date: July 16, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

Agenda Item No. 5(K)

From: Carlos A. Gimenez
Mayor

Subject: Resolution approving the Plat for CHURCH OF THE ROCK SUBDIVISION

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north by SW 224 Street, on the east by SW 112 Avenue, on the south by SW 226 Street, and on the west approximately 100 feet east of SW 113 Court. The Miami-Dade County Plat Committee, comprised of representatives from the Florida Department of Transportation, the Florida Department of Health, the Miami-Dade County School Board and Miami-Dade County Departments of Fire Rescue, Parks, Recreation and Open Spaces, Regulatory and Economic Resources, Public Works and Waste Management (PWWM), and Water and Sewer, recommends approval and recording of this plat.

Scope

This plat is located within the boundaries of Commission District 9, Commissioner Dennis C. Moss.

Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$200.00 per year for the annual maintenance cost of the required enhanced two-lane construction of SW 112 Place, and the proposed one-lane road for SW 226 Street. The original construction of SW 112 Place was built serving a smaller scale development of an existing church, approved by Resolution No. CZAB15-14-98. A new, revised development scheme was approved by Resolution No. CZAB15-3-07 to expand the current church facilities and construct seven new single family residential sites. The maintenance of that portion of SW 112 Place, at the time serving only the existing, limited church facilities, will now increase based on the expanded scope of the proposed new development. The cost of the maintenance portion of the aforementioned SW 112 Place adjoining this plat, and the proposed one-lane road for SW 226 Street, once that road is constructed also adjacent to the project, will be funded through the PWWM General Fund allocation.

Track Record/Monitor

RER, Development Services Division administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P. L. S.

Background

CHURCH OF THE ROCK SUBDIVISION (T-23145)

- Located in Section 18, Township 56 South, Range 40 East
- Zoning: RU-1

- Proposed Usage: Single family residences and church assembly building
- Number of parcels: 8
- This plat meets concurrency

Plat Restrictions

- That the Streets, Place and Avenue, as illustrated on the plat, together with all existing and future planting, trees, shrubbery, and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors and assigns the reversion or reversions thereof, whenever discontinued by law.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That the use of septic tanks will not be permitted on any lot or tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- That the utility easements, depicted by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

Developer's Obligation

- Mobilization, clearing embankment, paving, milling, resurfacing, sidewalk, valley gutter, Drainage, street name signs, traffic control signs, striping and monumentation. Bonded under bond number 7867 in the amount of \$165,022.00.



Jack Osterholt, Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: July 16, 2013

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(K)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☒ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's _____, 3/5's _____, unanimous _____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(K)
7-16-13

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF CHURCH OF THE ROCK SUBDIVISION, LOCATED IN THE SW 1/4 OF SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY SW 224 STREET, ON THE EAST BY SW 112 AVENUE, ON THE SOUTH BY SW 226 STREET, AND ON THE WEST APPROXIMATELY 100 FEET EAST OF SW 113 COURT)

WHEREAS, Church of the Rock "Jesus Christ", Inc., a Florida non-profit corporation, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as CHURCH OF THE ROCK SUBDIVISION, the same being a subdivision of a portion of land lying and being in the Southwest 1/4 of Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this Resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban L. Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of July, 2013. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

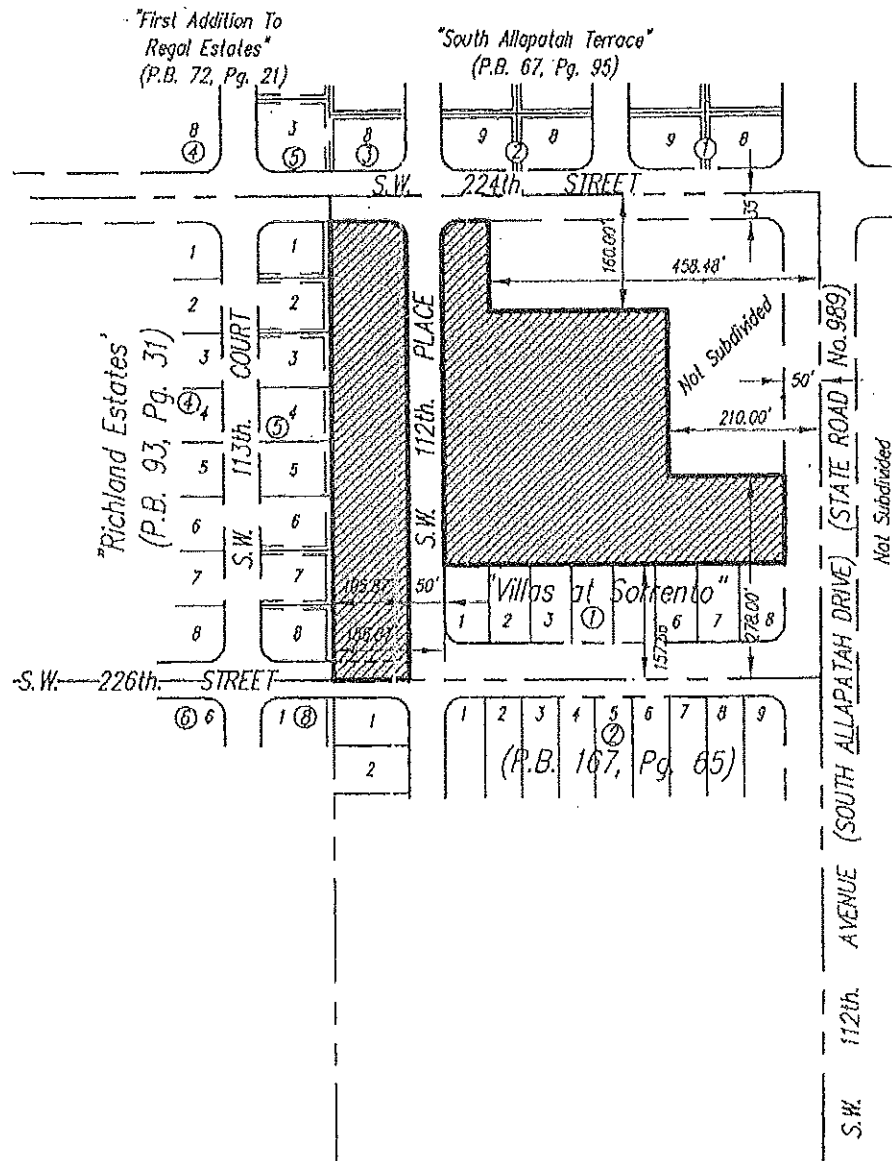
HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

RAC for JDM

John D. McInnis



**CHURCH OF THE ROCK (T-23145)
SUBDIVISION
SEC. 18, TWP. 56 S, RGE. 40 E**